



City of Colorado Springs

City Hall
107 N. Nevada Avenue
Colorado Springs, CO
80903

Meeting Minutes City Council

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Tuesday, October 22, 2024

10:00 AM

Council Chambers

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Estimated agenda item times are provided for planning purposes and do not constitute notice of a specific time for any item. Items may take more or less time than estimated. City Council may amend the order of items.

1. Call to Order and Roll Call

President Helms called the meeting to order at 10:00 AM.

Present: 9 - Councilmember Yolanda Avila, President Pro Tem Lynette Crow-Iverson, Councilmember Dave Donelson, President Randy Helms, Councilmember Nancy Henjum, Councilmember David Leinweber, Councilmember Mike O'Malley, Councilmember Brian Risley, and Councilmember Michelle Talarico

2. Invocation and Pledge of Allegiance

The Invocation was made by Chaplain Kevin Bullard from the Colorado Springs Police Department.

President Helms led the Pledge of Allegiance.

3. Changes to Agenda/Postponements

President Helms requested item 4B.L. to be removed from the Consent Calendar.

Consensus of Council agreed to this change on the agenda.

4. Consent Calendar

These items will be acted upon as a whole, unless a specific item is called for discussion by a Councilmember or a citizen wishing to address the City Council. (Any items called up for separate consideration shall be acted upon following the Mayor's Business.)

4A. Second Presentation:

- 4A.A. [24-442](#) An ordinance including certain property into the boundaries of the Gold Hill North Business Improvement District
(Legislative)

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services
Kevin Walker, Interim Director, Planning and Neighborhood Services

Attachments: [Cover Letter](#)

[Gold Hill Inclusion ORD - TDG](#)

[Gold Hill North MD No. 1 and BID Financial Plan](#)

[Gold Hill North MD No. 1 and BID Financing Overview](#)

[Map 2024](#)

[Staff PowerPoint Gold Hill BID Inclusion 2024_v.2](#)

[Exhibit A - Petition for Inclusion, BID, 2024-09-13.pdf](#)

[Exhibit B - Affidavit of Publication, Notice of Inclusion \(BID\).pdf](#)

[Signed Ordinance No. 24-91.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.B. [24-443](#) An ordinance excluding certain property from the boundaries of the Gold Hill North Business Improvement District
(Legislative)

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services
Department
Kevin Walker, Interim Director, Planning and Neighborhood Services

Attachments: [Cover Letter](#)
[Gold Hill Exclusion ORD - TDG](#)
[Gold Hill Inclusion & Exclusion Map 2024](#)
[Gold Hill North MD No. 1 and BID Financial Plan](#)
[Exhibit A- Petition for Exclusion.pdf](#)
[Exhibit B-Affidavit of Publication, Notice of Exclusion \(BID\).pdf](#)
[Staff PowerPoint Gold Hill BID Exclusion 2024 Combined.pptx](#)
[Signed Ordinance No. 24-92.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

- 4A.C. [24-518](#)** An Ordinance amending Section 2(A) of Ordinance No. 23-64, And Amending Section 3 Of Ordinance No. 14-20 (An Ordinance Confirming The Mayor's Appointment Of The City Attorney And Setting The Salary Of The City Attorney), And Prescribing The Salary Of The City Attorney.

Presenter:
Myra Romero, Chief Human Resources and Risk Officer

Attachments: [24-518 City Attorney 2024 Salary Ordinance](#)
[Signed Ordinance No. 24-93.pdf](#)

This Ordinance was finally passed on the Consent Calendar.

4B. First Presentation:

- 4B.A. [24-587](#)** City Council Regular Meeting Minutes October 8, 2024

Presenter:
Sarah B. Johnson, City Clerk

Attachments: [10-8-2024 City Council Meeting Minutes Final](#)

The Minutes were approved on the Consent Calendar.

- 4B.B. [24-328](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Barnes & Powers North Business Improvement District

Presenter:
Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025 Barnes North Unsigned Resolution](#)
[2025 Barnes&Powers North BID Operating Plan](#)
[Signed Resolution No. 132-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.C. [24-330](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Barnes & Powers South Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning and Community Development
Kevin Walker, Interim Director, Planning and Community Development

Attachments: [2025_Barnes&Powers_South_BID_Operating_Plan](#)
[2025_Barnes_South_Unsigned_Resolution](#)
[BID Presentation WS 20241007 V1](#)
[Signed Resolution No. 133-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.D. [24-331](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Briargate Center Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_Briargate_Center_Unsigned_Resolution](#)
[2025_Briargate_Center_BID_Operating_Plan](#)
[Signed Resolution No. 134-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.E. [24-332](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Catalyst Campus Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_Catalyst_Campus_Unsigned_Resolution](#)
[2025_Catalyst_Campus_Operating_Plan](#)
[Signed Resolution No. 135-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.F. [24-334](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the First

and Main Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025 First&Main BID V3 OperatingPlan](#)
[2025 1st&Main Unsigned Resolution](#)
[Signed Resolution No. 136-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.G. [24-335](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2025 Operating Plan and Budget for the First
and Main Business Improvement District No. 2

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025 1st&Main2 Unsigned Resolution](#)
[2025 Firs Mai BID No. 2 V3 OperatingPlan](#)
[Signed Resolution No. 137-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.H. [24-336](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2025 Operating Plan and Budget for the First
and Main North Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025 1st&MainNorth Unsigned Resolution](#)
[2025 First&Main North BID Operating Plan](#)
[Signed Resolution No. 138-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.I. [24-337](#)

A Resolution of the City Council of Colorado Springs, Colorado
Approving the Proposed 2025 Operating Plan and Budget for the Gold
Hill North Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_GoldHillNorth_Unsigned_Resolution](#)
[2025_GoldHill_North_BID_OperatingPlan](#)
[Signed_Resolution_No._139-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.J. [24-338](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Greater Downtown Colorado Springs Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_Greater_Downtown_Unsigned_Resolution](#)
[2025_Greater_Downtown_Operating_Plan](#)
[Signed_Resolution_No._140-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.K. [24-339](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the GSF Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_GSFDistrict_Unsigned_Resolution](#)
[2025_GSF_BID_Operating_Plan](#)
[Signed_Resolution_No._141-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.M. [24-341](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Interquest South Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_Interquest_South_Unsigned_Resolution](#)
[2025_Interquest_South_BID_Operating_Plan](#)
[Signed_Resolution_No._143-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.N.** [24-342](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Interquest Town Center Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_InterquestTownCenter_Unsigned_Resolution](#)
[2025_InterquestTownCenter_BID_Operating Plan](#)
[Signed Resolution No. 144-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.O.** [24-343](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the MW Retail Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_MWRetail_Unsigned_Resolution](#)
[2025_MWRetail_OperatingPlan](#)
[Signed Resolution No. 145-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.P.** [24-344](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Park Union Business Improvement District

Presenter:

Allison Stocker, AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025_ParkUnion_Unsigned_Resolution](#)
[2025_ParkUnion_BID_Operating Plan](#)
[Signed Resolution No. 146-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

- 4B.Q.** [24-345](#) A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Powers & Woodmen Commercial Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department

Kevin Walker, Interim Director, Planning Department

Attachments: [2025 PowersWoodmen Unsigned Resolution](#)
[2025 Powers&Woodmen Commercial BID Operating Plan](#)
[Signed Resolution No. 147-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

4B.R. [24-346](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the TrueNorth Commons Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning and Community Development
Kevin Walker, Interim Director, Planning and Community Development

Attachments: [2025 TrueNorthCommons Unsigned Resolution](#)
[2025 TrueNorth OperatingPlan](#)
[Signed Resolution No. 148-24.pdf](#)

This Resolution was adopted on the Consent Calendar.

Approval of the Consent Agenda

Motion by Councilmember Leinweber, seconded by President Pro Tem Crow-Iverson, that all matters on the Consent Calendar be passed, adopted, and approved by unanimous consent of the members present. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

5. Recognitions

5.A. [24-545](#)

A Resolution honoring November 11, 2024 as Veterans Day

Presenter:

Dave Donelson, Councilmember District 1

Attachments: [Veterans Day](#)
[Signed Resolution No. 149-24.pdf](#)

Councilmember Donelson expressed appreciation for all veterans and read a Resolution honoring November 11, 2024 as Veterans Day.

Jay Maloney, Senior Vice Commander of VFW District 5 Pikes Peak Region, Thomas Dowell, President Vietnam Veterans of America Chapter 1075, Vice President, Colorado State Council, Veterans of America, and Jason Lee, Commander, American Legion Post 5, provided a brief

overview of the organizations they represent and expressed appreciation for the recognition.

Several Councilmembers conveyed gratitude for those who have served and their families.

Motion by Councilmember Donelson, seconded by President Pro Tem Crow-Iverson, that the Resolution honoring November 11, 2024 as Veterans Day be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

6. Mayor's Business

- 6.A.** [24-607](#) A Resolution Confirming the Mayor's Appointment of Kevin Walker as Director, City Planning Department

Presenter:
Mayor Yemi Mobolade

Attachments: [K Walker Planning Director Resolution Signed Resolution No. 150-24.pdf](#)

Mayor Yemi presented the Resolution confirming the Mayor's appointment of Kevin Walker as Director, City Planning Department, provided an overview of Mr. Walker's credentials for this position and Mr. Walker's achievements during his career with the City.

Councilmember Henjum requested Mr. Walker address his past involvement with the Housing and Building Association and as a developer. Mr. Walker stated his background is a way to steer and to allow the community to speak and decide on important land use matters.

Several Councilmembers recognized Mr. Walker for his experience and knowledge of the community.

HayDen Kane, Chief Municipal Judge, administered the Oath of Office.

Mr. Walker expressed appreciation for the opportunity and stated he is honored to serve the City in this capacity.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Resolution confirming the Mayor's appointment of Kevin Walker as the Director, City Planning Department be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

7. Citizen Discussion For Items Not On Today's Agenda

Citizens Jeremy Griess, Shirley Dale, Murray Reif, Mary Bruning, Sarah Falis, (Windy Olson ceded their time to Kat Gayle), and Kris McCoy spoke in opposition to the noise levels from the Ford Amphitheater.

Citizen Judy Feland spoke in opposition to the closing of the Rockrimmon branch of the Pikes Peak Library.

Citizen Adrian Guy spoke about the safety concerns for a family who is renting his property in Old Colorado City due to disruptive neighbors.

Citizen Dallas Whitewolf spoke about peace, a disclosure event, and weather anomalies.

Citizen Connor McDuff ceded their time to Citizen John Crow who spoke about the Garbage Gang, disbanding the Homeless Outreach Team (HOT), a livable minimum wage, expanding the Homeless Outreach Program (HOP), a housing first solution, and funding harm reduction.

Citizen Irina Amouzou ceded their time to Jackie Othon who spoke about a Stop Cop City campaign and defunding the police.

Citizen Dana Duggan spoke about Councilmember Leinweber's association with the Pikes Peak Outdoor Recreation Alliance and electric bikes.

8. Items Called Off Consent Calendar

4B.L. [24-340](#)

A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Interquest North Business Improvement District

Presenter:

Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2025 Interquest North Unsigned Resolution](#)
[2025 Interquest North BID Operating Plan](#)
[Signed Resolution No. 142-24.pdf](#)

Allison Stocker, Planner II, Planning Department, present the Resolution approving the proposed 2025 Operating Plan and Budget for the Interquest North Business Improvement District (BID). She provided an overview of the location, parcel map, and 2025 activity summary.

Councilmember Donelson asked if there is any approved debt which has not been issued. Nicole Peykov, representing the district, stated there is no remaining debt authorization for this district.

Citizen Tim Hoiles ceded their time to Citizen Tim Leonard, Deep Water Point Company, who provided a brief background of the BID and requested this item be postponed until his client's questions have been answered by Nor'Wood Development Group.

Councilmember Leinweber asked why this district board has not evolved to where it is made up of residents. Mr. Leonard stated metropolitan districts are generally taken over by residents, but it is not the same for BIDs and are usually developer controlled which creates a direct conflict of interest regarding bonds. He stated City Council is the only authority over BIDs and transparency.

Councilmember Donelson asked Mr. Leonard if he received a response from Nor'Wood Development regarding his letter dated October 7, 2024. Mr. Leonard stated he had not.

Councilmember Donelson asked if the bonds were held by privately held related party to the Board. Mr. Leonard confirmed they were held by David Jenkins, Nor'Wood Development Group, and board member of the Interquest North Business Improvement District.

Tim Siebert, Nor'Wood Development, representing the BID, provided a brief history of the district, tenants, customers, and stated their meetings are open to the public, they have approximately thirteen acres of undeveloped land within the existing district boundaries and all the money generated within the boundary must go toward qualified public improvements within the boundary itself, so they are holding fully disclosed cash reserves for future improvements for the yet-to-be-determined uses on the undeveloped land. He explained they are working toward answering the questions in Mr. Leonard's letter and they follow both State and City regulations.

President Helms asked if Nor'Wood Development Group is following all the regulatory regulations in performance of this BID. Mr. Siebert stated absolutely.

Councilmember Donelson recommended this item be postponed to the November 12, 2024 City Council meeting in order for City Council to receive additional information regarding this item from Kevin Walker, Director, Planning Department and allow time for Mr. Siebert to answer Mr. Leonard's question.

Councilmember Henjum asked if there would be any consequences if this item is postponed. Ben Bolinger, Legislative Counsel, City Attorney's Office, stated the State statute that governs BIDs states "the municipality shall approve or disapprove the operating plan and budget within 30 days after receipt of such operating plan and budget and all requested documentation related there too but not later than December 5th of the year in which the documents were filed" and recommended City Council exactly identify what documentation is being requested so those documents can be reviewed prior to a decision.

Councilmember Henjum asked what the benefit of a privately placed bond is versus a public bond. Mr. Siebert stated when there is no development on a property, the interest rates on bonds, due to the risk on capital, is enormous and therefore, placing that debt privately allows a development to get started rather than waiting for someone to come in and invest and negotiate a higher interest rate.

Councilmember O'Malley stated because they are using standard lease agreements with standard terms and conditions with expiration dates so when the lease expires, they are free to move their businesses. He stated this sounds like enterprise at work, and he does not think the government should be getting in the way and delaying this any further.

President Helms stated City Council has had this BID explained to them previously during the numerous times it has come before them, and he supports it as it stands.

Councilmember Donelson asked Mr. Leonard if his questions had been answered. Mr. Leonard stated City Council is the only authority over this

BID, tenants only get to vote new members onto the board of the BID, so City Council is responsible for the accountability and transparency of this BID.

Councilmember Henjum requested additional information as to how the adjustments of the mill levy related to the bonds. Mr. Leonard stated the adjustments to the mills were due to him and his clients requesting the mills to be lowered to seventeen mills.

Motion by Councilmember Donelson, seconded by Councilmember Henjum, that this Resolution be postponed to the November 12, 2024 City Council meeting. The motion failed by a vote of 2-7-0-0

Aye: 2 - Donelson, and Henjum

No: 7 - Avila, Crow-Iverson, Helms, Leinweber, O'Malley, Risley, and Talarico

Councilmember Henjum stated she will be voting in support of this item because she does not feel there is anything nefarious going on, they had an approval of the Operating Plan with the Board on September 4, 2024, there are 13 acres of undeveloped land still within the boundaries, and that the money is being determined to go back into public improvement of those of that undeveloped land.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance No. 24-94 annexing into the City of Colorado Springs the area known as Park Vista Addition No. 10 Annexation consisting of 2.18 acres located at 4372 Siferd Boulevard, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in Chapter 7 Section 7.6.203 be finally passed. The motion passed by a vote of 9-0-0-0

Aye: 8 - Avila, Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 1 - Donelson

9. Utilities Business

9.A. [24-557](#)

Public Hearing for the Consideration of Resolutions Setting Electric, Natural Gas, Water and Wastewater Rates Within the Service Areas of Colorado Springs Utilities, and Certain Changes to Electric, Natural Gas, Water, and Wastewater Rate Schedules, and Utilities Rules and Regulations.

Presenter:

Travas Deal, Chief Executive Officer, Colorado Springs Utilities
Tristan Gearhart, Chief Planning and Finance Officer, Colorado Springs Utilities
Chris Bidlack, Senior Attorney, City Attorney's Office

Attachments: [2- Rate Hearing Agenda-2025 Rate Case 10-22-24](#)
[3-City Attorney Instructions-2025 Rate Case 10-22-2024](#)
[4- Issues For Decision-2025 Rate Case](#)

Chris Bidlack, Senior Attorney, Colorado Springs Utilities (CSU) Division, presented the 2025 CSU Rate Case Hearing agenda and read the Colorado Springs Utilities rate setting standards and the quasi-judicial role of City Council. Mr. Bidlack polled Council concerning if any members had received any ex parte communications. There were no ex parte communications disclosed.

Scott Shirola, Pricing and Rates Manager, CSU, gave an overview of the 2025 rate case Resolutions setting electric, natural gas, water, and wastewater rates within the service areas of CSU and certain changes to electric, natural gas, and wastewater rate schedules and Utilities Rules and Regulations (URR). He provided an overview of the procedural compliance, 2025 rate case filing, major categories, five-year plan, multi-year rate plans-utility industry, Front Range utility proposed rate increases, and residential rate competitiveness. Mr. Shirola identified the total service sample bill, electric service, 2025 cost of service and rate design summary - electric/natural gas/water/wastewater, and five-year financial plan. He went over the residential sample bill from 2019 to 2024, electric rate schedules, electric - Energy Wise background, industry best practices/lessons learned, customer centricity - research/analyses, electric - Energy Wise proposed changes, residential/commercial bill impact estimates, residential customer personas, CSU case study, and customer communication. Mr. Shirola provided an overview of the other Tariff changes, natural gas, clerical revisions, proposed changes to the URR, customer outreach, and customer assistance.

Councilmember Henjum asked how CSU is so competitive with its rates. Mr. Shirola stated CSU is one of the few utilities that is a four-service utility so there are some efficiencies that occur by spreading the administrative and general expenses over four services versus just one particular service, their fuel cost recovered from the winter storm which other local utilities are still in the midst of recovering allows them to have fuel advantage, and their balanced portfolio in the electric service has been a competitive advantage for many years.

Councilmember Henjum asked if it would have been better for CSU to be

less competitive in the past so they would not have to have such a substantial increase now. Mr. Shirola stated they try to propose rates of the right size at the right time, but CSU has been effective in planning for changes and proposing rates when needed because they are a local municipally owned utility, they do not pay dividends to shareholders or have a return on investment motivation which changes the way they plan and deliver service to customers.

Councilmember Donelson commented that there will be a substantial number of customers who without changing anything will see their electric bill go down if they are not a high energy user during the target time frame.

Councilmember Henjum stated why the proposed electric - Energy Wise changes are not effective until October 1, 2025. Mr. Shirola stated the delay is due to the allowing time to communicate to customer the impact to their utility rates, it will be a phased approach, and this change will require significant changes in CSU's billing system and internal processes.

Jacqueline Rowland, City Auditor, explained that every year their office does a review of the proposed rates to ensure that the methodology is consistent, and that the data is accurate. She clarified that the data which is used in the model is forecasted data so they look at that data for reasonableness and compare it to prior years. She stated they had no concerns around the methodology, or the accuracy and they identified one opportunity for improvement because given it is a five-year rate case and that forecasts are very hard to predict over five years, they recommended that leadership provide additional capital reporting year-to-year. Ms. Rowland stated their office did not have time to audit the Energy Wise time of day rates but will be looking at those in the future.

Citizens Johnna Reeder Kleymeyer, President and Chief Executive Officer, Colorado Springs Chamber of Commerce and EDC, spoke in support of the proposed CSU rate case.

Citizen Barry Baum requested City Council postpone this item until further research is requested.

Citizen Kyle Smith, General Attorney, United States Army Legal Services Agency Regulatory Lawyer, Environmental Law Division, Department of Defense (DOD), provided an overview of DOD military installations,

DOD/Federal Executive Agency (FEA) carbon pollution-free electricity (CFE) electricity goals, annual Capital Improvement Plan (CIP), five-year CIP, CSU's operating revenues, CIP is the primary driver of the rate increase, and DOD/FEA rate plan recommendations.

Councilmember O'Malley requested additional information on the difference between an Executive Order and state or federal law. Mr. Smith stated an Executive Order is an order issued by the President that is applicable to the FEA that the President oversees, and a state or federal law is passed through the legislature and signed by the executive and has the force of law.

Councilmember O'Malley stated Colorado state legislators, and the governor signed into law an unfunded requirement to provide eighty percent of the City's energy by non-fossil fuel by 2030. the Executive Order requests one-hundred percent non-fossil fuel to a region that currently provides energy to five major military facilities which rely on CSU's 99.9% reliability, CSU does not make a profit on utility services they provide, this region is blessed by having abundant wind, solar, and natural gas, and CSU is being unrealistically limited by how they choose to provide those low cost energy sources to ratepayers. He stated CSU paid off all of the costs associated with the polar vortex of 2021 within eighteen months, unlike the privately owned utilities on the Front Range which have still not paid off that debt even though privately owned utilities are in business to make money while producing energy and have even asked the governor to try and get the federal government to pay for it in the form of disaster relief which in effect, passes the cost on to the entire country, and the cost proposed by CSU today, represents a rational plan to prudently pay for unfunded mandates forced on our ratepayers by the governor and the Executive Order requesting one-hundred percent of non-fossil fuel energy will exacerbate this even further.

President Helms stated they have looked at CSU's five-year rate case in great detail and he does not appreciate the DOD trying to reach out and try to drive the City in a certain direction. Mr. Smith stated he is representing the consumer interest of the military installations which purchase service from CSU.

Councilmember Donelson stated the DOD demand for a carbon free environment by 2030 does not match up with the City's assets and it is

ironic to then hear criticism of the cost associated with it. Mr. Smith stated the Executive Order is a requirement of the DOD military installations not the City or CSU.

Tristan Gearhart, Chief Planning and Finance Officer, CSU, stated they realize the \$3.9B five-year plan is very large, but they feel this is the most responsible way to fund the projects that are coming up for CSU to meet state regulatory requirements, to maintain reliability, to achieve the growth of the community, and spread that over a period of time that is appropriate. He stated CSU is also trying to stay beneath a fifty-nine percent debt ratio.

Travas Deal, Chief Executive Officer, CSU, stated CSU is working backwards with some of these targets because they have wastewater capacity issues which will be out of capacity in 2028, they have a mandate to shut down a reliable coal plant by the end of 2029, while maintaining reliability, and they have already started the Request for Proposal (RFP) process so they have an idea of what these costs are going to be. He stated in regard to reaching out to Xcel Energy, there are a large amount of embedded costs not portrayed in relocation sites, but they did put out an RFP to investor-owned utility providers for fixed price gas, but there were no bidders because they are all short.

Mr. Gearhart stated the relocation website Mr. Baum referred to does not have the current CSU information and therefore could not provide the most accurate information.

Councilmember Henjum asked why it is important for CSU to provide a comparison to other Front Range utilities. Mr. Deal stated making sure CSU is always competitive is good and they are working extremely hard to provide assistance to customers who need help paying the bills and reminded everyone that CSU is a not-for-profit utility, and they do everything they can to try to manage costs.

Councilmember Talarico stated she is concerned about the Energy Wise time-of-day rate for customers in the hospitality industry and asked if they will be able to discuss a fixed rate. Mr. Shirola stated CSU will be offering a flat seasonal rate option for residential and small commercial customers as well as an Energy Wise Plus rate option for commercial and industrial customers.

Mr. Bidlack polled City Council regarding the issues for decision for the

setting of natural gas service, electric service, water service, and wastewater service rates. Please see attached documents for additional details on City Council's direction for the proposed terms and conditions.

- 9.B.** [24-482](#) Annual Budget for Colorado Springs Utilities and Appropriating Monies for the Several Purposes Named in the Annual Colorado Springs Utilities Budget for the Year Ending December 31, 2025

Presenter:

John Hunter, Manager Financial Planning and Risk, Colorado Springs Utilities

Attachments: [10-22-2024 CC Memo - 2025 Budget App](#)
[CSU-CC-Budget2025-ORD-2024-10-22](#)

John Hunter, Manager Financial Planning and Risk, Colorado Springs Utilities (CSU), presented the Ordinance identifying and approving the CSU annual sources of funds for the year ending December 31, 2025 and the Ordinance approving the annual budget for CSU and appropriating monies for the several purposes named in the CSU annual budget for the year ending December 31, 2025. He stated the budget is approximately \$1.788B which is largely due to fuel costs. Mr. Hunter gave an overview of the funding 2025-2029 appropriation, proposed 2025 budget, proposed 2025-2029 forecast, five-year capital projects, five-year capital spend by service/large project/driver, potential rate adjustments, and next steps.

There were no comments on this item.

Motion by Councilmember O'Malley, seconded by Councilmember Risley, that the Ordinance approving the Annual Budget for Colorado Springs Utilities and appropriating monies for the several purposes named in the Colorado Springs Utilities' Annual Budget for the year ending December 31,2025 be approved on first reading. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 9.C.** [24-558](#) An Ordinance identifying and approving the Colorado Springs Utilities' Annual Sources of Funds for the Year Ending December 31, 2025

Presenter:

John Hunter, Manager Financial Planning and Risk, Colorado Springs Utilities

Attachments: [10-22-2024 CC Memo - 2025 Sources of Funds App](#)
[CSU-CC-SourceOfFunds2025-ORD-2024-10-22](#)

Please see comments in Agenda item 9.B.

Motion by Councilmember O'Malley, seconded by Councilmember Leinweber, that the Ordinance identifying and approving the Colorado Springs Utilities' Annual Sources of Funds for the Year Ending December 31, 2025 be approved on first reading. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

9.D. [24-560](#) Addendum to a 2022 Intergovernmental Agreement between Board of Water Works of Pueblo and Colorado Springs Utilities

Presenter:

Tyler Benton, Water Resource Planning Engineer, Colorado Springs Utilities

Kim Gortz Water Resources Manager, Colorado Springs Utilities

Travas Deal, Chief Executive Officer, Colorado Springs Utilities

Attachments: [2-City Council -CLEAR CREEK IGA ADDENDUM RESOLUTION MJG Draft 9.17.2024](#)
[3-Clear Creek IGA Presentation Draft 10-16-24](#)
[Addendum to IGA 2024-08-29 Clear Creek](#)
[Signed Resolution No. 151-24.pdf](#)

Lisa Barbato, Chief Systems Planning and Projects Officer, Colorado Springs Utilities (CSU), presented the addendum to a 2022 Intergovernmental Agreement (IGA) between the Board of Water Works of Pueblo (PBWW) and CSU for the Clear Creek Reservoir.

There were no comments on this item.

Motion by Councilmember O'Malley, seconded by Councilmember Leinweber, that Resolution approving an Addendum to an Intergovernmental Agreement by and between the City of Colorado Springs, Colorado, on behalf of its Enterprise Colorado Springs Utilities, and the Board of Water Works of Pueblo, Colorado. The motion passed by a vote of 8-0-1-0

Aye: 8 - Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

Absent: 1 - Avila

10. Unfinished Business

There was no Unfinished Business.

11. New Business

11.A. [URAP-24-00](#) A Resolution making certain legislative findings and approving the Bristow-Lowell Urban Renewal Plan.
[01](#)

Related Files: 24-540

Presenter:

Jariah Walker, CSURA Executive Director

Attachments: [Resolution Bristow-Lowell URAPLAN Findings](#)

[Bristow-Lowell URA CPC Report 091124](#)

[Presentation 1 Bristow-Lowell CSURA Financial Analysis City 9-27-2024](#)

[Presentation 2 Bristow-Lowell CSURA](#)

[Bristow-Lowell Conditions Survey Final 6-17-2024](#)

[Bristow-Lowell URA El Paso County Impact Report 9-27-2024](#)

[Bristow-Lowell URA Plan Final Legal 6-17-2024](#)

[Signed Resolution No. 152-24.pdf](#)

Jariah Walker, Colorado Springs Urban Renewal Authority (CSURA) Executive Director, introduced the Resolutions making certain legislative findings and approving the Bristow-Lowell Urban Renewal Plan, approving a Cooperation Agreement between the CSURA and the City to promote redevelopment and assist with financing of public improvements for the Bristow-Lowell Urban Renewal project.

Councilmember O'Malley asked why the City is giving one-percent City property tax incentive when the City budget is already tight. Mr. Walker stated without the designation, the project cannot move forward so this is not money coming out of the City coffers because the money does not exist until the developer builds the attainable housing.

Councilmember Risley asked what the net economic gain will be to the City if the development occurs. Mr. Walker stated there will be revenue from construction materials sales and use tax and once the plan is fully completed, they are projecting the future sales tax revenue on an annual basis is approximately \$40,000 a year, and increased sales tax revenue outside of this boundary.

Councilmember Donelson stated if this URA designation was not approved and something else was built there without a URA designation, the City would see revenue immediately versus twenty-five years from now so he will not be supporting this.

There was no public comment on this item.

Motion by Councilmember Avila, seconded by Councilmember Talarico, that the Resolution making certain legislative findings and approving the Bristow-Lowell Urban Renewal Plan be adopted. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 1 - Donelson

- 11.B.** [24-540](#) A Resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Bristow-Lowell Urban Renewal project pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II)

Related File:

Presenter:

Jariah Walker, CSURA Executive Director

Attachments: [RES Bristow-Lowell URACooperationAgreement Exhibit A - Bristow-Lowell Cooperation Agreement Signed Resolution No. 153-24.pdf](#)

Please see comments in Agenda item 11.A.

Motion by Councilmember Henjum, seconded by Councilmember Talarico, that the Resolution approving a Cooperation Agreement between the Colorado Springs Urban Renewal Authority and the City of Colorado Springs to promote redevelopment and assist with financing of public improvements for the Bristow-Lowell Urban Renewal project pursuant to Colorado Revised Statute Section 31-25-107(9)(a)(II) be adopted. The motion passed by a vote of 8-1-0-0

Aye: 8 - Avila, Crow-Iverson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

No: 1 - Donelson

- 11.C.** [24-439](#) An Ordinance including certain property into the boundaries of the Creekwalk Marketplace Business Improvement District (Legislative)

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services

Attachments: [Cover Letter Creekwalk Marketplace BID](#)
[Notice of Inclusion - Creekwalk Marketplace BID](#)
[Ordinance Approving Inclusion - Creekwalk Marketplace BID - final](#)
[Petition for Inclusion_ Executed](#)
[Staff PowerPoint Creekwalk BID Inclusion 2024 - new PP format](#)

Kyle Fenner, Senior Planner, Planning and Neighborhood Services Department, presented the Ordinances including/excluding certain property into the boundaries of the Creekwalk Marketplace Business Improvement

District (BID) and the Resolutions approving the amended 2024 Operating Plan and Budget, the issuance of tax supported and special revenue bonds by the Creekwalk Marketplace BID in an amount not to exceed \$65,000,000, the proposed 2025 Operating Plan and Budget for the Creekwalk Marketplace BID.

Nicole Peykov, Spencer Fane LLC, representing the applicant, provided an overview of the 2024 bond issuance, purpose of 2024 bond issuance, existing debt - Series 2019 Bonds and Series 2021 Bonds, requested boundary adjustments, 2024 Operating Plan amendment, and summary of public improvements.

Councilmember Henjum asked how much of the bonds will be Subordinate B Bonds which are expected to carry a much higher interest rate. Ms. Peykov stated they are still finalizing the 2024 projections, but the structure will be similar to what they currently have in place in which the Senior A Bonds will be substantially more than Subordinate B Bonds.

Councilmember Henjum asked what the plan for this debt issuance in the event for a downturn is. Ms. Peykov stated with or without this bond issuance, the district currently imposes the maximum mill levy of fifty mills, utilizes the two percent from the Tax Increment Financing (TIF), and the two and a half percent public improvement fee, and those same those same those same limitations will apply to this new bond issuance, it will not change the revenue, and the new revenue that the district will primarily be utilizing, is the revenue from the parcels that will be included into the district's boundaries as well as the residential component of the overall project so the revenue from those parcels will be pledged to these bonds from the Creekwalk Metropolitan District.

Councilmember Henjum asked what will happen if the total revenues do not catch up to the debt in the next decade or so. Ms. Peykov stated in terms of the taxpayers and the residents, their obligations do not change, they will not be subject to a higher debt service mill levy because the district is capped at fifty mills for debt service and the only difference that could be seen from a sales tax revenue standpoint, is if there is more sales tax that is captured.

Councilmember Henjum asked if the district is authorized to go over the fifty mill levy cap. Ms. Peykov confirmed there is language in the Operating

Plan which permits the district to adjust the mill levy if the commercial property assessment rate changes so that it remains tax neutral.

Councilmember Henjum asked if the B Bonds would be able to have their principal/ interest paid and be refinanced. Ms. Peykov confirmed they could.

Councilmember Henjum asked what the risk to Creekwalk would be if Council did not approve this bond issuance. Ms. Peykov stated there are several public improvements which have yet to be constructed and financed and without this bond issuance, it would be difficult to complete that infrastructure.

Councilmember Henjum asked what the risk to Colorado Springs would be if this bond issuance was not approved. Ms. Peykov stated lower sales tax revenue because they anticipate this area developing and generating sales tax.

Councilmember Henjum asked what the obligation to taxpayers will be when the Colorado Springs Urban Renewal Authority (URA) tax incremental financing (TIF) ends. Ms. Peykov stated the financial plan they provided as part of the bond issuance packet illustrates how the district will continue to pay the bond interest and principal after the URA TIF has ended and there is no change to the taxpayer's obligation.

Councilmember Donelson asked what the goal is for restructuring the current bonds. Ms. Peykov stated the primary reason is to generate the additional project proceeds by marketing them publicly which would extend them five years.

Councilmember Donelson asked why they are including additional properties. Ms. Peykov stated these parcels have been identified from the beginning to be part of this district and will benefit from the public improvements which are being constructed in the area.

Councilmember Donelson asked why the properties were not included from the beginning. Ms. Peykov stated the developer just recently acquired these properties.

Councilmember Donelson asked what infrastructure would not be

completed if this bond issuance is not approved. Ms. Peykov provided a list of the proposed public improvements.

Councilmember Donelson asked if the Creekwalk Apartment development will be in the metropolitan district. Ms. Peykov confirmed it will be.

Councilmember Donelson asked what will prevent higher expenses from happening again where \$65M will not be enough. Kevin Walker, Director, Planning Department, stated the plans have been reviewed by both the City and the URA Board and the bond market will also decide whether or not the bonds are accepted and can be marketed.

Councilmember Henjum requested additional information regarding the impact of the taxes and impact on citizens. Mr. Walker stated these bonds are being marketed in the private market, they are not backed at all by taxpayers of the City of Colorado Springs so if they were to fail, it would be the bondholders and those properties that would have to deal with the aftermath.

Danny Mientka, representing the applicant, stated there is more property and more development which needs to be done, and it needs more improvements because there is still a lot of blight. He stated this takes Creekwalk to the next phase of the urban renewal plan and sales tax revenues will continue to ramp up.

There were no citizen comments.

Councilmember Donelson asked how common is it for a metropolitan district to pledge its assessed valuation against a BID that it is not a part of. Mr. Walker stated it is not a common occurrence, but it is common when the BIDs and metropolitan districts are located together.

Motion by Councilmember O'Malley, seconded by Councilmember Talarico, that the Ordinance including certain property into the boundaries of the Creekwalk Marketplace Business Improvement District be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

11.D. [24-440](#)

An Ordinance excluding certain property from the boundaries of the Creekwalk Marketplace Business Improvement District
(Legislative)

Presenter:

Kyle Fenner, Senior Planner, Planning and Neighborhood Services

Attachments: [Cover Letter Creekwalk Marketplace BID](#)
[Petition for Exclusion, Executed](#)
[Ordinance Approving Exclusion - Creekwalk Marketplace BID](#)
[Creekwalk BID Property Inclusion & Exclusion Map 2024](#)
[Notice of Exclusion, Creekwalk Marketplace BID](#)
[Staff PowerPoint Creekwalk BID Exclusion 2024](#)

Please see comments in Agenda item 11.C.

Motion by Councilmember Avila, seconded by Councilmember Talarico, that the Ordinance excluding certain property from the boundaries of the Creekwalk Marketplace Business Improvement District be approved on first reading. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 11.E. [24-441](#)** A Resolution approving an amended 2024 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District and an increase to the District's preauthorized debt (Legislative)

Presenter:

Kyle, Fenner, Planning and Neighborhood Services Department

Attachments: [RESO AmendOpPlan & Increase Max Preauth. Debt](#)
[Cover Letter to City of Colorado Springs- Creekwalk Marketplace BID - 2024 07 12\(8977044.1\)](#)
[Amended 2024 Operating Plan - Final](#)
[Creekwalk BID Summary of Public Improvements \(Map\)](#)
[Staff PowerPoint Creekwalk BID All Exclusion, Inclusion, Amendment, Debt 2024 - new PP format](#)
[Signed Resolution No. 154-24.pdf](#)

Please see comments in Agenda item 11.C.

Motion by Councilmember O'Malley, seconded by Councilmember Risley, that the Resolution for an Amended and Restated Service Plan for the Creekwalk Marketplace Business Improvement District to allow for a preauthorized debt limit of \$65,000,000 to provide for public improvements price increases be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 11.F. [24-588](#)** A Resolution of the City Council of The City of Colorado Springs, Colorado approving the issuance of tax supported and special revenue bonds by the Creekwalk Marketplace Business Improvement District in

an amount not to exceed \$65,000,000
(Legislative)

Presenter:
Kyle Fenner, Senior Planner, Planning and Neighborhood Services

Attachments: [RESO Issue Creekwalk Debt](#)
[Cover Letter Applicant](#)
[Bond Documents Draft](#)
[Cash Flow Model](#)
[GC Bond Opinion, City of Colorado Springs Submittal Draft \(8976638.1\)](#)
[Map Summary of Public Improvements](#)
[Staff PowerPoint Creekwalk BID All Exclusion, Inclusion, Amendment, Debt 2024 - new PP format](#)
[Signed Resolution No. 155-24.pdf](#)

Please see comments in Agenda item 11.C.

Motion by Councilmember Avila, seconded by Councilmember Leinweber, that the Resolution authorizing the Creekwalk Marketplace Business Improvement District to issue debt in the form of Series A Limited Property Tax and Public Improvement Fee Revenue Bonds not to exceed \$65,000,000 be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 11.G. [24-333](#)** A Resolution of the City Council of Colorado Springs, Colorado Approving the Proposed 2025 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District

Presenter:
Allison Stocker AICP, Planner II, Planning Department
Kevin Walker, Interim Director, Planning Department

Attachments: [2024 Creekwalk Unsigned Resolution](#)
[2025 CreekwalkMarketplace BID Operating Plan](#)
[Signed Resolution No. 156-24.pdf](#)

Please see comments in Agenda item 11.C.

Motion by Councilmember O'Malley, seconded by Councilmember Leinweber, that the Resolution approving the proposed 2025 Operating Plan and Budget for the Creekwalk Marketplace Business Improvement District be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 11.H. [24-520](#)** A Resolution of the City of Colorado Springs approving a limited

amendment to the amended and restated consolidated service plan of the Allison Valley Metropolitan Districts No. 1 & No. 2 to all an increase of the maximum operational mill levy from 10.0 mills to 20.0 mills.

Presenter:

Allison Stocker, Planner II, Planning and Community Development Department

Kevin Walker, Interim Planning and Community Development Director

Attachments: [AllisonValley Resolution Draft](#)

[AVMD Service Plan Amendment Submission](#)

[AVMD 2 - Limited Service Plan Amendment - 0 M Mill Levy\(9162442.1\)](#)

[AVMD Amended and Restated Consolidated Service Plan 2016\(9212516.1\)](#)

[AVMD Amended and Restated Consolidated Service Plan 2024 redline\(9213790.1\)](#)

[AllisonValley Work Session PPT v1](#)

[Signed Resolution No. 157-24.pdf](#)

Allison Stocker, Planner II, Planning and Community Development Department, presented the Resolution of the City of Colorado Springs approving a limited amendment to the amended and restated consolidated service plan of the Allison Valley Metropolitan Districts No. 1 and No. 2 to all an increase of the maximum operational mill levy from 10.0 mills to 20.0 mills.

Councilmember Henjum asked if Allison Valley Metropolitan District No. 2 will be issuing any additional debt and if there is a plan to alleviate the resident's Homeowners Association (HOA) fees. Mike Ruebenson, La Plata Communities, representing the applicant, stated there are no plans to issue additional debt in either district, and HOA fees will not be affected because the HOA is not responsible for any of the maintenance of the common areas.

Motion by Councilmember Leinweber, seconded by Councilmember Talarico, that the Resolution of the City of Colorado Springs approving a limited amendment to the service plans of the Allison Valley Metropolitan District No 1 and District No 2 allowing an increase of the operational mill levy from 10.0 mills to 20.0 mills in both districts be adopted. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

11.I. [24-611](#)

Appointment to Region 16 Opioid Abatement Council

Presenter:

Randy Helms, Council President and Councilmember District 2

Attachments: [10222024 Boards Commissions and Committee Appointments](#)

President Helms presented the appointment of Councilmember Leinweber to fill the vacancy on the Region 16 Opioid Abatement Council due the resignation of Councilmember Henjum.

There were no comments on this item.

Motion by President Pro Tem Crow-Iverson, seconded by Councilmember Talarico, that the appointment to Region 16 Opioid Abatement Council be approved. The motion passed by a vote of 9-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

12. Public Hearing

- 12.A.** [ANEX-22-00](#) Ordinance No. 24-94 annexing the area known as Park Vista Addition No. 10 Annexation located at 4372 Siferd Boulevard consisting of 2.18 acres.
[02](#) (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Kevin Walker, Interim Planning Director, Planning and Neighborhood Services

Attachments: [Annexation Ordinance - Park Vista Addition No 10 Annexation](#)

[Staff Report Park Vista Addition No 10_RGS](#)

[Attachment 1 Project Statement Park Vista Addition No 10](#)

[Attachment 2 Annexation Agreement-Applicant Executed only Park Vista Addition No. 10](#)

[Attachment 3 Exhibit A - Legal Description](#)

[Attachment 4 Park Vista Addition No 10 - Annexation Plat_3-5-24](#)

[Attachment 5 Petition - Park Vista Addition No 10](#)

[Attachment 6 - Exhibit A - Park Vista Addition No 10](#)

[Attachment 7 - Exhibits A and B - Legal Description and Map Depiction - Zone Change - Park Vista Addition 10](#)

[Attachment 8 - Park Vista Addition Subdivision Filing No 10](#)

[Park Vista Addition No. 10 Staff Presentation_RGS](#)

[7.6.203-Annexation Conditions](#)

[Signed Ordinance No. 24-94.pdf](#)

Gabe Sevigny, Planning Supervisor, Planning and Community Development Department, presented the Ordinances annexing the area

known as Park Vista Addition No. 10 Annexation consisting of 2.18 acres and establishing a R-5 (Multi-Family High) zone district for 0.89 acres located at 4372 Siferd Boulevard.

Councilmember Donelson asked if this property was located near Austin Bluffs Parkway on the east side of Academy Boulevard. Mr. Sevigny confirmed it was, and it is in the existing Park Vista enclave.

Councilmember Donelson asked if this property will be zoned high-density. Mr. Sevigny stated it will be zoned a R-5 (Multi-Family High), and the preliminary final plat was established as duplexes and single-family detached which are also in the surrounding area.

Motion by Councilmember Leinweber, seconded by Councilmember Henjum, that the Ordinance No. 24-94 annexing into the City of Colorado Springs the area known as Park Vista Addition No. 10 Annexation consisting of 2.18 acres located at 4372 Siferd Boulevard, based upon the findings that the annexation complies with the Conditions for Annexation Criteria as set forth in Chapter 7 Section 7.6.203 be finally passed The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

- 12.B.** [ZONE-22-00](#) Ordinance No. 24-95 establishing a R-5 (Multi-Family High) zone district for 0.89 acres located 4372 Siferd.
[06](#) (Legislative)

Presenter:

Gabe Sevigny, Planning Supervisor, Planning and Neighborhood Services

Attachments: [Zoning Ordinance](#)
[7.5.603.B Findings - ZC](#)
[Exhibits A and B.pdf](#)
[Signed Ordinance No. 24-95.pdf](#)

Please see comments in Agenda item 12.A.

Motion by Councilmember Leinweber, seconded by Councilmember Risley, that the Ordinance No. 24-95 establishing 0.89 acres as a R-5 (Multi-Family High) zone district, based upon the findings that the zone establishment request complies with the criteria for granting a zone establishment as set forth in Chapter 7 Section 7.5.603(B) be finally passed. The motion passed by a vote of 9-0-0-0

Aye: 9 - Avila, Crow-Iverson, Donelson, Helms, Henjum, Leinweber, O'Malley, Risley, and Talarico

13. Added Item Agenda

Councilmember Risley expressed gratitude to Tom Wasinger and John Martinez in the Neighborhood Services Department who responded within hours and helped a constituent with an issue where an RV camper had been parked on the street for a long duration of time and were unable to get any action from calling the City and the Police Department.

14. Executive Session

There was no Executive Session.

15. Adjourn

There being no further business to come before City Council, President Helms adjourned the meeting at 5:59 PM.

Sarah B. Johnson, City Clerk